

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
NOVEMBER 14, 2005**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard Dehoyos (6:07)
Greg Diethrich (6:07)	Kathy Evans-Calderwood (6:24)	Paulina Gillette
Kevin Hauck	Alfred Ilginis (6:07)	Sandra Jones
Fred Lindahl	Thomas Mangum	David Nelson
Juan Pablo Sanchez	Joe Sciarretta	Michael Sprague
Elizabeth Tate	Jim Varnadore	

The following members were absent:

Valentina Hernandez (A)

Also Present: Bob Kennedy (Redevelopment) and Sam Johnson (Redevelopment).

I. Call to Order: The meeting was called to order at 6:05 p.m. Roll call was conducted. A quorum was established.

II. Agenda:

M/S/P (13-0-3, Cybulskis/Jones) Motion to approve the agenda as amended with striking item VI.D. (Bylaw subcommittee-Report).

III. October 10, 2005 Minutes

M/S/P (11-0-5, Diethrich/Nelson) Motion to approve the October PAC meeting minutes.

IV. Public Comment, PAC Members Comment and Staff Announcements

Enrique Gandarilla (City Heights Business Association): Invited everyone to the Holiday Business Mixer, Dec 8th, at the Metro Career Center Community Room.

Gabe Del Rio (Community Housing Works): Announced: 1) Home In the Heights (HIH) program was highlighted nationally as a Best Practice by Community Housing Works. He described the Facelift 2006 in District 7; 2) Information is available by calling 282-6647 ext. 314. John Copeland, one of the owner-occupant PAC election candidates, is a recent home-buyer from the HIH program.

Maria Cortez (City Heights Resident): Announced that tomorrow night (11/15) at 6pm, at the North Park Recreation Center, there is going to be a meeting with transportation and transit.

PAC Member Comment

Jim Varnadore: Announced the Area Planning Committee election in March 2006.

Elizabeth Tate: Stated that Hoover High School needs lights for its stadium. Reported that the Buddhist temple on Central Ave. was damaged by a fire.

Alfred Ilginis: Congratulated to Jerry Sanders for winning the mayoral election. Thought he did a great job in City Heights leading the Police Department.

David Nelson: Last meeting it was voted that the Model School area was going to be cut in half, with a subsidy reduction from 60 million to 30 million. He voiced his concern that the project is not getting community representation in its process and that no PAC members are on the JPA (Joint Powers Authority) Board. He questioned whether or not the project is the best use of the City Heights Redevelopment tax increment money.

Joe Sciarretta: Wants the PAC updated on Model School/JPA Board actions.

Thomas Mangum: Commented that his neighbors in Cherokee Point appreciate City Heights Business Association efforts in picking up trash.

Sandra Jones: Commented that there is a need for better lighting on Central Avenue. Commented that the fire department was slow responding to the fire at the Buddhist temple because of the bad lighting.

Kevin Hauck: Commented that the PAC needs to be consistent on attendance actions.

Michael Sprague: March 6, APC election. Model School should be an action item, a point that he tried to raise last month. The PAC needs to review and comment on Model School/JPA Board actions.

Kathy Evans-Calderwood: Announced a City of San Diego community workshop regarding the possible reorganization of the City's Redevelopment Division. The community workshop will be from 6:00 p.m. to 7:30 p.m. on Thursday, November 17, 2005 at the Bayside Community Center located at 2202 Comstock Street in Linda Vista. Contact is Natalie Croswaithe at 533-5350.

Staff Comment

Bob Kennedy: Commented that Maureen Ostrye (Acting Deputy Director of the Redevelopment Division) planned to be here tonight to bring you up to date on the reorganization of the Redevelopment Agency. Announced the November 16th PAC election from 4-7 p.m. and the Candidate Forum from 3-4 p.m. at the Metro Career Center Conference Room. Introduced Sam Johnson as new Assistant Project Manager with the Redevelopment Agency.

V. 2005 PAC Election Forum

A. Each Candidate will have 3 minutes to speak.

The following Residential Tenant candidates spoke at the Candidate Forum:
Danielle Moser, James Gingles, James Varnadore, Carl Davis and Sandra Jones.

The following Residential Owner Occupant candidates spoke at the Candidate Forum:

Amy Gonyeau, David Taylor, Patricia Esperanza, Jerry Williams, John Copeland, Elizabeth Tate and Thomas Mangum.

The following Business Owner (South of Polk. Avenue) candidate spoke at the Candidate Forum: Joseph Sciarretta.

The following Community Organization- At Large candidates spoke at the Candidate Forum: Kevin Hauck, Karen Bucey and Alfred Ilginis.

B. 2006 City Heights Project Area Committee Election

The 2005 PAC Elections will be held on November 16, 2005 from 4:00 – 7:00 p.m. at the Metro Career Center Conference Room. Another Candidate forum from 3:00 – 4:00 p.m.. The only crossover seat is the Community Organization seat. Pay attention to voter requirements to be eligible to vote.

Kathy Evans-Calderwood commented that was ineligible to vote in the PAC election, due to not living within the Project Area boundaries, even though she sits on the PAC as an appointed member.

VI. Chair and Subcommittee Reports

A. Chair's Report

Karen Bucey announced: 1) a City of San Diego community workshop regarding options being studied for the possible reorganization of the City's Redevelopment Division. The community workshop will take place from 6:00 p.m. to 7:30 p.m. on Thursday, November 17, 2005 at the Bayside Community Center located at 2202 Comstock Street in Linda Vista; 2) Commented that the state legislature is having hearings on eminent domain issues; 3) Announced that the Habitats For Humanity organization will be contacted for possible talks on working with the Redevelopment Agency on housing projects; 4) PAC chairs meeting will discuss level of quality of project management in areas and be evaluated.

B. Housing Subcommittee

David Nelson (Chair) commented that the quarterly reports from the San Diego Housing Commission (for the Housing Rehabilitation program) and Community Housing Works (for the First Time Homebuyer program) are available. There was a common concern that the Housing Rehabilitation program is not making good progress and options for faster progress are being looked at. There was discussion of working with Habitats For Humanity to do housing projects. No actions were taken by the subcommittee.

C. Budget Subcommittee

No report.

VII. Next Meeting Agenda

PAC Annual Meeting, Chair's Annual Report, Seating/Departing New/Old Members, Central School Exclusive Negotiation Agreement (ENA), PAC Officer Nomination Subcommittee, Model School Project, Bonding Issue, Attendance.

VIII. Adjournment

The meeting adjourned at 7:33 p.m.